



**TOWN OF HARPSWELL
PLANNING BOARD MINUTES
FEBRUARY 20, 2008
DRAFT**

MEMBERS PRESENT

Dorothy Carrier, Chair
Joanne Rogers, Vice Chair
John Papacosma
Robin Brooks

MEMBERS ABSENT

Kenneth Cichon
Roberta Floccher, Associate

STAFF PRESENT

Carol Tukey, Town Planner
Melissa Swanson, Recording Secretary

The Town of Harpswell Planning Board meeting being duly advertised in the Times Record was called to order at 6:30 p.m. by Ms. Carrier, Chair.

Ms. Carrier, Chair, welcomed the new Town Planner and her Assistant. The Pledge of Allegiance was recited. Ms. Carrier read the Agenda and explained the hearing process and procedures for Planning Board meetings.

Minutes of December 12, 2007.

Ms. Rogers moved, seconded by Mr. Papacosma, to accept the Minutes of December 12, 2007 as printed. Unanimous approval.

OLD BUSINESS

No old business.

NEW BUSINESS

ITEM 1

08-01-01 Cove Enterprises, LLC (Applicant), Wharf Application Review, Shoreland Residential District, Tax Map 35-198, Harpswell Islands Road.

In attendance was John Boomer, and speaking on behalf of Cove Enterprises was Joe LeBlanc of Amy LeBlanc Associates. The purpose of the Application is to increase the size of the ramp, haulout and float at said location. Mr. LeBlanc described the destruction of the existing wharf during the Patriots Day Storm and his proposal to reconstruct the wharf.

Mr. Chace reminded the Planning Board that because this is just the replacement of an existing wharf that the Board would be reviewing this application under Shoreland Zoning Ordinance § 15.3 and Basic Land Use Ordinance § 13.4.7.

The Planning Board discussed the criteria of Shoreland Zoning Ordinance § 15.3 and Basic Land use Ordinance .

ITEM 2

08-01-02 James Talbot (Applicant/Owner), Subdivision Amendment Review, Shoreland Residential District (partially), Tax Map 14-1 & 18, Goose Ledge Road.

OTHER BUSINESS

Consideration of Planning Board exercise of jurisdiction over applications(s) pursuant to Site Plan Review Ordinance § 16.4 and/or Shoreland Zoning Ordinance § 10.3.2.3.

ITEM 1

Catherine A Leonard, Tax Map 13 Lot 27, 120 Birchmere Lane, Harpswell

Mr. Chace described the proposal to replace the current camp with a new camp pointing out the areas would that would remain non-conforming.

The Planning Board discussed the discrepancies in the application and the 30 percent

Ms Rogers moved, seconded by Mr. Papacosma to table the consideration of the exercise of jurisdiction with regard to the application of Catherine A Leonard until the next regular meeting of the Planning Board to allow time to obtain a more accurate Unanimous Approval

Planners Updates

There being no further business before the Board, Ms. Rogers moved, seconded by Mr. Papacosma, to adjourn.

Meeting adjourned at 7:40 PM.

Respectfully Submitted,

Melissa Swanson
Planning Assistant